

ZONING BOARD OF REVIEW

November 4, 2004

TO THE MEMBERS OF THE ZONING BOARD OF REVIEW

Ernest D. George Igor Runge

Robert Toth Frances M. Alexakos, Alt. #1

James Gies Jonathan L. Elion, Alt. #2

Stephanie A. Osborn

Also,

Stephen A. Alfred, Town Manager

Nancy Giorgi, Special Legal Counsel

Vincent Murray, Director of Planning

Dale Holberton, Town Clerk

Vincent J. Vespia, Chief of Police

The Honorable Town Council

Conservation Commission Members

The Zoning Board of Review will meet Wednesday, November 17, 2004, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

Continuation of the Petition of South County Commons Senior Housing, LLC, 27 Kristen Court, Warwick, RI has filed a Comprehensive Permit application under R.I.G.L. 45-53-1, et seq. for a comprehensive permit to develop low and moderate income housing. The applicant is requesting variances/waivers from otherwise applicable land use requirements and conditions, the Zoning Ordinance of the Town of South Kingstown and Code of Ordinances. Premises located on Tower Hill Road, South Kingstown, RI, Tax Assessor's Map 42, Lot 14. (George, Toth, Gies, Osborn, Runge, Alexakos, Elion)

Continuation of the Petition of EFC Construction Co., 225 Greenslit Avenue, Pawtucket, RI has filed a Comprehensive Permit application under R.I.G.L. 45-53-1 et seq. for a comprehensive permit to develop low and moderate income housing. The applicant is requesting variances/waivers from otherwise applicable land use requirements and conditions, the Zoning Ordinance of the Town of South Kingstown and Code of Ordinances. Premises located on Rose Hill Road and Mooresfield Road, South Kingstown, RI, Tax Assessor's Map 24, Lots 7, 7A, 8 and 10. (George, Toth, Gies, Osborn, Runge, Alexakos, Elion)

Continuation of the Appeal of Edward C. Browning, 1176 Post Road, Wakefield, RI Appealing the Decision of the Building Official made on July 27, 2004. Premises located at 170 Gooseberry Road, South Kingstown, RI, Tax Assessor's Map 81-3, Lot 52, Article 3, Section

301, Use Code 51.1, Article 9, Section 909.

Continuation of the Petition of Blue Moon Seafood Ltd., Main Street Fish Market, 402 Main Street, Wakefield, RI for a Special Use Permit to operate a restaurant with alcohol in a CD Zone. Premises located at 402 Main Street, Wakefield, RI, Assessor's Map 56-3, Lot 41, Section 301, Use Code 56.1 and Section 907.

Continuation of the Petition of Carolyn Ford-Gross, 310 Matunuck School House Road, Wakefield, RI for a Special Use Permit to install a septic system for an accessory apartment in an R-200 Zone. Premises located at 310 Matunuck School House Road, South Kingstown, RI, Tax Assessor's Map 86-4, Lot 38, Section 503.2 (c) and 907.

Petition of Cynthia Davis Brunetti, 4 Pollock Avenue, Wakefield, RI for a Variance to construct a 4'-3" x 8' covered porch closer to a front line (25' required – 20'-9" requested) in an R-20 Zone. Premises located at 4 Pollock Avenue, South Kingstown, RI, Tax Assessor's Map 43-1, Lot 37, Section 207 and 907.

Petition of Paul & Gloria Murphy, 463 White Oak Shade Road, New Canaan, CT for a Special Use Permit to remove the existing dwelling and construct a new dwelling, maintain the existing dwelling until a certificate of occupancy is issued for the new dwelling before it is removed and seek a conditional approval for 2 years for CRMC assent

in an R-80 Zone (HFD Overlay). Premises located at 864 Charlestown Beach Road, South Kingstown, RI, Tax Assessor's Map 95-4, Lot 31, Section 601, 907 and 908 A.

Petition of Darlene Gardner, 841A Mooresfield Road, South Kingstown, RI for a Special Use Permit to establish a 50' x 60' area for a family cemetery in an R-80 Zone. Premises located across from Pole 3617 Mooresfield Road, proceed down Greene Gardner Farm Road 2640'+ to proposed cemetery, Tax Assessor's Map 17-3, Lot 11, Section 301, Use Code 28 and Section 907.

Petition of Stephanie Scherpf, P.O. Box 1659, Charlestown, RI for a Special Use Permit to construct a 29.75' x 45' dwelling with (2) 14' x 29.75' open decks in an R-80 Zone (HFD Overlay). Premises located 45' East of Pole # 8849.5 Charlestown Beach Road, South Kingstown, RI, Tax Assessor's Map 95-2, Lot 41, Section 601 and 907.

Petition of Donna Callicutt, 18 Trading Cove Drive, Norwich, CT for a Special Use Permit to remove an existing 8' x 34'-6" trailer and install an 8' x 31'-2" trailer with a 3'-1" x 12'-7" bump out in a CN Zone. Premises located at Site 6, 836 Matunuck Beach Road, South Kingstown, RI, Section 203 and 907.

Petition of Jane C. Smith, 10 Longwood Avenue, Apt. 468, Westwood, MA for a Special Use Permit to construct an addition to a non-conforming use (two (2) dwellings on one lot) in an R-80 Zone.

Premises located at 66 Torrey Road, South Kingstown, RI, Tax Assessor's Map 43-1, Lot 68, Section 203 and 907.

Petition of Katherine Vincent, 577 Kettle Pond Drive, Wakefield, RI for a Special Use Permit operate a day care center for up to 12 children in an R-80 Zone. Premises located at 251 Post Road (New Life Assembly Church) South Kingstown, RI, Tax Assessor's Map 63-1, Lot 1, Section 301, Use Code 26.1 and Section 907.

Petition of Peter and Diane Whitman, 75 Dockray Street, Wakefield, RI for a Variance to construct an accessory structure (garage) in a front yard closer to a front line (35' required – 20' requested) in an R-20 Zone. Premises located at 75 Dockray Street, South Kingstown, RI, Tax Assessor's Map 56-4, Lot 48, Section 401 R-20 Dimensional Regulations and Section 907.

Petition of Paul J. Fox, Jr. & John F. Fox, PO Box 2235, Providence, RI for a Special Use Permit to install a septic system closer to a wetland than permitted (150' required – 98'+ requested) and construct a dwelling closer to a front line (35' required – 25' requested) in an R-20 Zone. Premises located at the southeast corner of Atlantic Avenue and Cove Street, South Kingstown, RI, Tax Assessor's Map 93-1, Lot 25, Section 207, 504 and 907.

Taken Under Advisement the Appeal of Joseph, Jr. and Audrey F. Scuncio, 85 Dendron Road, Wakefield, RI Appealing the Decision of

the Building Official made on July 28, 2004. Premises located at 519 High Street, Peace Dale, RI, Tax Assessor's Map 48-3, Lot 153, Use Code 51.1, Article 9, Section 909. (Toth, Gies, Osborn, Runge, Elion)

Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.